

**$844,900** | **MLS# 202627428**

**3** Bedrooms | **2.5** Bathrooms | **1,608** Sqft

Welcome to North River Heights! Located just off Academy Rd, this 1, 608 sq. ft. two-storey home offers luxury finishes and an unbeatable location close to everything River Heights has to offer. The front exterior showcases a timeless combination of brick and Hardie siding. Inside, you'll find premium features including an 8' double waterfall-edge quartz island, 10' main floor ceilings, SS LG appliances, custom railings, a tiled ensuite shower, and custom cabinetry throughout the mudroom, entertainment unit, laundry area, and all closets. The main floor features an open-concept kitchen, dining, and living area, plus a powder room. Upstairs offers three bedrooms, including a spacious primary suite with a vaulted ceiling, walk-in closet, and ensuite, along with another four-piece bathroom featuring a tiled tub. The basement is ready to be finished to suit your needs and is built on a piled, delta-wrapped foundation and structural wood floor. A 20' x 22' double detached garage will be built at the rear. Other features include A/C, High efficiency furnace. Progressive home warranty package included contact your realtor today for more information! Features:



For full listing details, please scan:


## Prabh Ghuman

RE/MAX PERFORMANCE



*Disclaimer:All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.*